094.0	0007	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	669,900 / 669,900
					USE VALUE:	669,900 / 669,900
					ASSESSED:	669,900 / 669,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALONEY JOHN R
Owner 2:	
Owner 3:	
Street 1:	25 PETER TUFTS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NICKLIN DANIEL G -
Owner 2:	-
Street 1:	25 PETER TUFTS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .159 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Asbestos Exterior and 1215 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6913.000	225,100	5,600	439,200	669,900
Total Card	0.159	225,100	5,600	439,200	669,900
Total Parcel	0.159	225,100	5,600	439,200	669,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 551.36 /Parcel: 551.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 61998

GIS Ref

GIS Ref

Insp Date 08/16/18

!7772!

PREVIOUS ASSESSMENT

Parcel ID 094.0-0007-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	225,100	5600	6,913.	439,200	669,900		Year end	12/23/2021
2021	101	FV	218,800	5600	6,913.	439,200	663,600		Year End Roll	12/10/2020
2020	101	FV	219,100	5600	6,913.	439,200	663,900	663,900	Year End Roll	12/18/2019
2019	101	FV	190,000	5600	6,913.	445,400	641,000	641,000	Year End Roll	1/3/2019
2018	101	FV	189,100	5600	6,913.	332,500	527,200	527,200	Year End Roll	12/20/2017
2017	101	FV	189,100	5600	6,913.	301,100	495,800	495,800	Year End Roll	1/3/2017
2016	101	FV	189,100	5600	6,913.	288,600	483,300	483,300	Year End	1/4/2016
2015	101	FV	184,700	5600	6,913.	244,700	435,000	435,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:09:11

LAST REV

Date	Time
08/31/18	09:27:51

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7772

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NICKLIN DANIEL	67032-361		4/1/2016		550,000	No	No		
NICKLIN DANIEL	59245-176		6/6/2012	Convenience	99	No	No		
SCHULZE ROBERT	46588-514		12/1/2005		392,500	No	No		
HARRINGTON CYNT	28326-284		3/19/1998		212,000	No	No		Y

USER DEFINED

Prior Id # 1:	61998
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Measured	372	PATRIOT
3/29/2006	MLS	MM	Mary M
2/2/2000	Mailer Sent		
2/1/2000	Measured	197	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6913		Sq. Ft.	Site		0	70.	0.91	5									439,173						439,200	

Total AC/HA:	0.15870	Total SF/SM:	6913	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	439,173	Spl Credit		Total:	439,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.94755369
Adj $ / SQ:	166.296
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326179
Depreciation:	101116
Depreciated Total:	225064

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

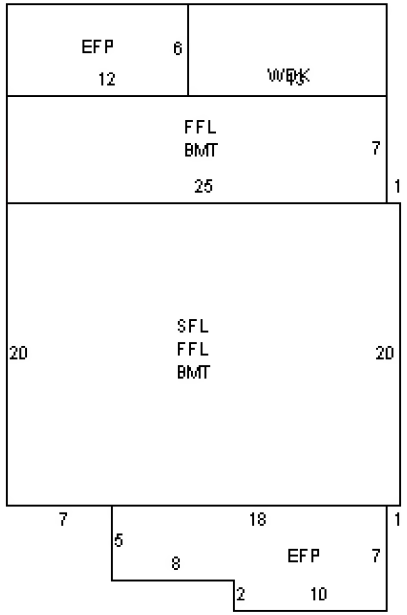
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	166.30
Special Features:	0	Val/Su Net:	103.73
Final Total:	225100	Val/Su SzAd	185.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	695	49.890	34,673
FFL	First Floor	695	166.300	115,575
SFL	Second Floor	520	166.300	86,474
EFP	Enclos Porch	182	39.970	7,275
WDK	Deck	78	15.160	1,183

Net Sketched Area:	2,170	Total:	245,180
Size Ad	1215	Gross Area	2170	FinArea	1215
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 094.0-0007-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X24	A	AV	1940	20.48	T	40	101			5,600			5,600

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600